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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Larkin Minor Subdivision
PROJECT LOCATION: Toleman Road
PROJECT NUMBER: 89-16
DATE: 10 May 1989

1. The Applicant has submitted a plan for the minor subdivision of Lot #4 of the previous "Ted Buhl-Air Strip Parcel" subdivision, into two (2) single-family residential lots. This plan is provided pursuant to the Larkin Lot Line Change, recently approved at the 9 November 1988 Planning Board Meeting. This is the first appearance before the Board for this minor subdivision; the plan was reviewed as a sketch plan.

2. The subdivision involves two (2) private roads. The Applicant has provided a "private road use table" which indicates that the individual private roads are not being over-utilized. In a review of the private road maintenance declaration (submitted by the Applicant), it appears that the northerly road (Piper Drive) lists the "non-building lot" as one of the internal lots being serviced by the private road. It is my understanding that this "non-building lot" has been sold to an adjoining property owner and does not wish use of the private road. This should be confirmed in a form acceptable to the Planning Board Attorney, since, if the lot still has legal right to use the private road, addition of proposed Lot 4.2 on Piper Drive will result in the private being over-utilized.

3. The location for the proposed well on lot 4.2 should be placed to maximize the spacing from the "perc test location" on lot 5. Since no sanitary design is present on the plan for lot 5, and only a perc test is shown, this spacing should be maximized as much above the 200' minimum as possible.

4. The bulk tables should be corrected with regard to the lot width for lot 4.1 and street frontage for lot 4.2.

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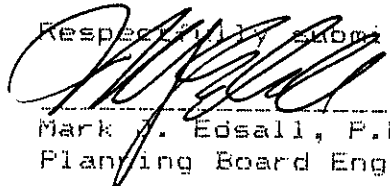
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5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

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